

TOWN OF BLUFFTON PLANNING COMMISSION
Large Meeting Room, Bluffton Town Hall
Wednesday, January 27, 2016, Minutes

Present: Josh Tiller, Chairman; Sean Congleton; Dan Keefer; Trey Griffin (Arrived at 6:20 p.m.)

Absent: Terry Hannock, Vice Chairman

Staff: Kendra Lelie, Director of Growth Management; Erin Schumacher, Senior Planner; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

Tiller called the meeting to order at 6:01 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Congleton made a motion to approve the January 27, 2016, Planning Commission Meeting agenda. Keefer seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – December 16, 2015

Congleton made a motion to approve the December 16, 2015, Planning Commission Meeting minutes. Tiller seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

- A. **COFA-12-15-9448.** The Applicant, JJJ, Inc., requests a Certificate of Appropriateness for the approval of a two car dealerships (Infiniti and Nissan) consisting of two buildings ranging in size from 18,000 SF to 25,000 SF and associated site improvements on approximately 11 acres of property fronting US Highway Route 278, zoned Buckwalter PUD within the Buckwalter Business Park Master Plan.

Schumacher presented.

Mr. Heitmann was present to answer question.

Keefer made a motion to approve the Certificate of Appropriateness for two car dealerships (Infiniti and Nissan) with the following conditions:

1. Landscape.

- a. Per Section 4.23.2.C.5. of the ZDSO, confirm that the existing dwarf yaupon hollies on the Nissan site meet the two and a half foot height minimum.
- b. Per Section 4.23.2.2.E.1.a of the ZDSO, at both sites incorporate wheel shops within all parking spaces at the standard distance from every landscaped median to protect the plantings.
- c. To meet the intent of Section 4.23.2.2.E.1.a of the ZDSO, substitute some of the Asiatic jasmine for ornamental planting that will provide additional variety and height of plantings along the parking median plantings at both sites.
- d. Per Section 4.23.2.2.E.1.b. of the ZDSO, the peninsula at the northern most row of parking east of the entrance at the Nissan site must be moved over one space so that there are 8 spaces on each side.
- e. To provide a more year round evergreen buffer and soften the proposed parking, substitute the Trident Maples and some of the deciduous planting at the rear of the site with an evergreen trees such as Live Oaks.

2. Architecture.

- a. Per Section 4.24.3.B.1.g. an integrated sign system with review criteria for materials, colors, shapes, sizes, compatibility with architecture and establishment of unity of design for the development must be submitted for review and approval.

3. Lighting.

- a. Per Section 4.23.3.C.4. of the Beaufort County ZDSO, the average illumination levels for the proposed lighting must be modified not to exceed the averages permitted.

4. Additional Requirements.

- a. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COA-HCOD approval. Additional review of the West and South buffers should occur during the final DRC approval to ensure that

they have sufficient plantings to provide the screening needed to the adjacent properties.

- b. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed at each site in the proposed development.

Hannock seconded the motion. All were in favor and the motion passed.

- B. COFA 01-16-9477.** The Applicant, Josh K. Tiller, requests a Certificate of Appropriateness for the approval of an entrance design for the Cypress Ridge development including new landscaping, lighting and sign installation. The Cypress Ridge entrance is located at the intersection of Highway 170 and Hulston Land Road, is zoned PUD and within the Jones Estate/Cypress Ridge PUD.

Lelie presented.

Tiller and Congleton recused themselves.

Griffin made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Landscape.
 - a. Per Section 5.15.8(B) of the BZDSO, provide the required plantings within the buffer area.
 - b. Per Section 5.15.8 9(C.2) of the BZDSO indicate the required plantings per 100 linear feet are provided.
 - c. Relocate the 50' easement to the an area further into the main entrance that will be delineated on the revised plans and be in compliance with Condition 1.a. and 1.b.
 - d. Removed the fountains in the first two ponds and reduce the size of the fountains in the two rear ponds.
2. Lighting
 - a. Per Section 5.15.11 (D) of the BZDSO, provide the foot-candle illumination information to ensure compliance with Section 4.23.3 (C.2.4) of the BZDSO.
3. Additional Requirements.
 - a. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed at each site in the proposed development.
 - b. Approval from the Cypress Ridge Master Plan Declarant responsible for the covenants and restrictions for the community.

Keefer seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

- 1. Growth Management Monthly Update.** A review of the monthly Growth Management activities.

XI. ADJOURNMENT

Tiller made a motion to adjourn. Congleton seconded the motion. All were in favor and the January 27, 2016, Planning Commission Meeting was adjourned at 7:21 p.m.

DRAFT